145 BUSINESS OPPORTUNITIES

WHERE CAN YOU INVEST YOUR CAPITAL TO GIVE SECURITY?

Here is a proven answer — Real Property! Eleven fine modern suites — equipped electric kitchens, conduit wired for TV, General Electric hot-water heating, garages, Electric automatic laundry, storage rooms, returns well over 8% interest on gross investment at present reasonable rentals. Situated only 5 minutes from city centre. Gross mortgage available $50,000, $40,000 at low interest of 5½%. Full price for immediate sale $90,000

Phone EV 2-7276 ask for H. Forrest, investment property a specialty. Town & Country Homes Ltd., 851 Pandora.

147 EXCHANGE REAL ESTATE

"Equity Exchange Plan"

The "SMOOTHEST" move is to transfer your "equity" from your present property to the home of YOUR choice through our "EQUITY EXCHANGE PLAN". All you have to do is find the home of your choice—we do the rest. Call MRS. JOHNSTON for full details of how it will work for YOU. MRS. JOHNSTON, EV 5-6741 or EV 2-5635, Northwestern Securities of Victoria Ltd.

INVESTORS HOME OWNERS

I have several income properties available on very reasonable terms. Will also consider homes in trade.

1 Duplex, New
1 3-Suite Apt.
1 4-Suite Apt.
1 8-Suite Apt.

For full particulars call now. C. Mallett, Western Homes Ltd. EV 2-2137 anytime.

WOULD YOU LIKE TO HAVE A FARM?

Here is the opportunity you have been waiting for. Owner of this excellent Saanich Peninsula farm will exchange for your business or revenue property. For full particulars call MAURICE N. SMITH, EV 5-6741, eves. EV 2-3638. Northwestern Securities of Victoria Ltd.

ALBERT HEAD AREA. OWNER 4-room bung. ½ acre, value $5,500, clear title, would like trade this and cash for duplex or some revenue property. Mr. Randall, eves. phone EV 2-3447. George Randall Limited, phone EV 4-8109.

EXCHANGE REAL ESTATE
125' frontage building site, high, dry, small 1-room cabin, cement chimney, electric light, city water at property. Exchange clear title for equity in bungalow. EV 3-3187.

OWNERS ONLY
Have agreement, $7,950, paying $75. View lot valued at $2,200. Will take 3-bedroom, basement, garage, on sewer. Good condition, good district. GR 7-1422.

NEW 1,200 - SQ - FT. HOME IN Whalley. $13,900. EV 3-4982.

149 LISTINGS WANTED

REVENUE WANTED NOW

DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT
C. Mallett, EV 2-2137 anytime.
WESTERN HOMES LTD.

LIST WITH RITHET

706 Fort Street EV 2-4251

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

INDUSTRIAL PROPERTIES
AUTO COURT SITES
FISHING RESORTS
COMMERCIALS OF ALL TYPES
RON DE MONTIGNY, NORTH-WESTERN SECURITIES OF VICTORIA LTD., PHONE EV 5-6741 OR EV 5-1437.

150 HOUSES FOR SALE

DRIVE-BUYS

TRAILER PARK,
2398 MILLSTREAM RD. $1550
2 trailer sites now completed with room for 3 more. Due to sickness the price is down to this low cash figure.

3 BEDROOMS,
1338 GRANT ST. $5700
Older up-and-down, 3 bedrooms, new roof, new wiring, oil range, TV antenna, basement. Owner leaving must sell. Any close offer could buy this. $1,300 down, 50 per mo.

ESQUIMALT,
481 S. JOFFRE $8700
2 bedrooms, full basement, wood and coal furnace, drive-in garage. Offer on this nicely-located home considered at $8,700. The down payment is $2,700.

To view interior or for further information, call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128 (residence EV 3-5685).

$690 DOWN

Older-type bungalow on quiet street in friendly James Bay; bus, schools and shops. Two bedrooms, living room, dining room and kitchen, good basement and furnace; separate garage. Cool, secluded garden.
Full price $6990
WITH $690 DOWN AND BALANCE AT $65 MONTHLY, INCLUDING PRINCIPAL AND INTEREST. ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD., EV 5-6741—24-HR. SERVICE.

$5,700 OR NEAR OFFER
Older-style up-and-down 3-bedrm home. New wiring, new hot-water tank, oil range, TV antenna, new roof included. Has good foundation and basement but ceiling in basement low, oil drum-type furnace. Separate double garage. Lot 60's 145'. Owner leaving for the east and wants a fast sale. Full price $5,700 with $1,500 down and balance $50 per mo. Drive by 1338 Grant St.; Then call Leonard Thomas for appointment to view at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res EV 3-5685).

OWNER LIVING IN WINNIPEG, will give quick possession on lovely Victoria home. Although only 10 minutes from city centre, privacy is ensured by double lot, 146'x200'. Easily maintained garden, lots of fruit and shade trees. Excellent surroundings and views. 6 well-proportioned rooms in 1,300 sq. ft. Oil-O-Matic hot-water heat. Some terms or may consider trade for Winnipeg home. For further information or to view call Mr. Cleary, EV 3-7174, home EV 4-2505. F. N. Cabelditu Ltd.

SECLUDED BUNGALOW WITH 2 bedrooms, carport, etc., on one acre, low taxes. Ideal home for retired couple, near Glen Lake. GR 8-1975.

150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

NEW IN OLDE OAK BAY

We are pleased to announce that we are starting to build two new homes.

LOCATION: Away from traffic noises, yet only 5 minutes to beach, bus and shopping in the village. Drive up an interesting cul-de-sac to your future home set in seclusion amongst trees and rocks.

HOUSE: Featuring a split-level entrance, which leads down to daylight rumpus room area, second bathroom and fourth bedroom, and up to bright living area's three very large bedrooms.

FINANCIAL: Down payment $5,300, assume NHA mortgage. Taxes should be very low, no local improvements to pay. Top value at $18,300

Call D. G. Whyte, EV 5-7707 anytime

PANORAMIC VIEWS ROCKLAND SLOPE

This modern immaculate home has a large living room with fireplace, dining room, 3 spacious bedrooms with large closets, modern electric kitchen with fan and snack bar. 5-piece bathroom on the main floor. On the ground level there is a complete "in-law suite" consisting of a bedroom, large living room with built-in bed, 4-pce bathroom and a modern electric kitchen. Also a roughed-in rumpus room with fireplace. Wired to accommodate washer, dryer, etc. Separate 2-car garage with a concrete driveway. This is a truly fine family home designed for gracious living. Full price with terms $25,950

For further information please call W. G. Curtis, EV 5-7707 anytime.

LANSDOWNE SLOPE OAK BAY NORTH

Seven-year-old stucco bungalow. Contains attractive living room and dining room, 3 good bedrooms. Kitchen has breakfast space. No basement, but plumbed utility room and separate storage. Modern all-electric heating. Electric domestic hot water. Enclosed carport, patio and concrete paved area. Excellent value, good terms.
Full price $13,650

Please call B. J. Leverton, EV 5-7707 anytime

3-BEDROOM SPECIAL

Come and live in beautiful Cadboro Bay in this six-room 3-year-old stucco home in choice location close to school and new kindergarten. This 1,200 sq ft home consists of through hall, large L-shaped living-dining room with fireplace. Smart electric kitchen with dining space, 3 good bedrooms, hardwood floors throughout. Full basement with drive-in garage. O-O-M heat. Garden all in lawn. Truly a wonderful family home. Full price, good terms $15,400

Call Hal Wright, EV 5-7707 anytime

COSY COTTAGE OAK BAY

Quietly situated, yet handy to bus and shops, this small four-room bungalow is as neat as a pin, provides 2 bedrooms, large kitchen, living room and bath, with separate garage and very neat garden with flowers and fruit. Priced to sell at $7500

Please call R. Reynolds, EV 5-7707 anytime.

SEMI-TUDOR COTTAGE

This is a charming little 2-bedroom cottage located on a quiet Oak Bay street near the Willows Beach. Close to transportation and shopping centre. It sets on a nicely landscaped lot with shrubs and a few fruit trees. There is a living room, cabinet kitchen, 2 bedrooms, and 3-pce bath. There is a full basement, automatic oil hot-air heat. Electric hot water tank. Full cash price $12,300

For further information please call R. L. Stiles, EV 5-7707 anytime.

QUIET, COMFORTABLE AND CONVENIENT

Here is an excellent 1,400 sq ft 3-bedroom bungalow located just off Oak Bay Ave. Exceptionally large, beautifully proportioned rooms throughout. Living room with massive granite fireplace. Separate dining room. Full basement with automatic oil furnace and drive-in garage. Quiet, easily kept garden. $1,000 under the market with just painting to do. This is an excellent buy on good terms at $11,500

Call J. Mears, EV 5-7707 anytime

MEARS & WHYTE OAK BAY REALTY LTD.
2188 OAK BAY AVE.

REFINED LIVING

Is your present home satisfactory? Bothered by stair? HERE IS THE ANSWER. A modern step-saving home on a beautifully landscaped lot, featuring a large bright living room, through hall, 2 bedrooms, practical dining room, well planned kitchen, AUTOMATIC OIL HEAT. Basement garage as well as separate large one-car garage. Located high Quadra area.
Asking only $14,500
All offers welcome. Please call JOHN ROWTON EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

"WOW"

Look, 1,100 sq. ft., 3 or 4 bedrooms, large living room with fireplace, modern kitchen, wired for electric range, full high basement, 8 years old. This is a wonderful buy—all for a low, low down payment of $1,700. This very desirable property overlooking a meadow is in the very pleasant Gorge area. Ring K. J. WILLIAMS at EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

$1000 DOWN

3-bedroom, city-located cottage on solid concrete perimeter, in good repair and close to all services. More could be said about this hard-to-obtain bargain, so call now, either L. S. Yeo, EV 5-5998, or Phil Simpson, EV 3-3542.

TOWN & COUNTRY HOMES LTD.
851 Pandora Ave.

SIDE-BY-SIDE DUPLEX
Corner Richmond and Chandler. Separate oil furnaces, drive-in garages, full price $20,400. To view phone EV 2-8177, after 6 p.m. weekdays, anytime Saturday or Sunday.

BRAND NEW 2 BEDROOMS, FULL basement. Oil-O-Matic. High Quadra. One block from new school. Full price $10,500 on terms. Owner, GR 8-1929.

PUBLIC NOTICE

I'M IN THIS BUSINESS TO HELP PEOPLE. PLEASE FEEL FREE TO CALL UPON ME FOR ASSISTANCE AT ANY TIME. IF I CAN'T HELP YOU TO SOLVE YOUR REAL ESTATE PROBLEMS I'LL SOON TELL YOU. I HAVEN'T TIME TO WASTE — YOURS OR MINE. THE FOLLOWING ARE JUST A FEW OF MANY EXCELLENT PROPERTIES THAT I HAVE THE PLEASURE TO OFFER. BELIEVE ME, THEY ARE GOOD. READ THEM OVER CAREFULLY AND THEN CALL ME AT EV 5-6741, ANYTIME. THANK YOU.

BRUCE CARTWRIGHT,
Northwestern Securities of Victoria Limited

SAXE POINT OPPORTUNITY

BEAUTIFUL 1,400 SQ FEET OF TOP QUALITY HOME FEATURING A LIVING ROOM (27x15), DINING ROOM, AND KITCHEN WITH A MILLION-DOLLAR SEA VIEW
PLUS Three family-sized bedrooms
PLUS Oil-O-Matic hot-water heat.
PLUS Excellent property, 5 years old, patio
PLUS A COMPLETELY SELF-CONTAINED THREE-ROOM SUITE ($80 M.)
PLUS Terms which will let your tenant buy your home for you
DUE TO UNFORTUNATE CIRCUMSTANCES THIS PROPERTY MUST BE SOLD.
ASKING
$18,500
Your offer down payment, or clear title home might just buy this.

WANTED

SOMEONE WHO APPRECIATES VALUE WHEN THEY SEE IT.
FOR $2,500 DOWN AND $12,800 YOU GET
A SOUND SUBSTANTIAL FAMILY HOME WITH EXCELLENT POTENTIAL. THREE — COULD BE FOUR — BEDROOMS. A LOVELY LIVING ROOM AND DINING ROOM WITH BEAMED CEILINGS — TV ROOM — SUN PORCH — MODERN CABINET ELECTRIC KITCHEN — AUTO HOT-WATER HEAT. Double lot, fruit trees—an excellent area close to all conveniences.

WHO EVER HEARD

Of a clean, well-kept home featuring 7 rooms — 3 BEDROOMS — KITCHEN WIRED FOR RANGE — BRAND NEW OIL-O-MATIC HEATING PLANT — ELEC HOT WATER — FULL BASEMENT — GOOD DISTRICT — FOR ONLY $1,500 DOWN ASKING
$8950

OAK BAY DUPLEX

1. SOUND INVESTMENT and excellent conversion.
2. IDEAL FOR a large family and rent other unit.
3. ONE UNIT consists of 3 large bedrooms, living and dining rooms, cab elec kitchen, 4-pce bath.
4. OTHER UNIT consists of 2 large bedrooms, living room, cab elec kitchen, 3-pce bath.
5. BUILDING IN excellent repair.
6. WILLOWS BEACH just 3 blocks 1 block to shops.
7. SERIOUS ILLNESS forces sale.

Asking only
$12,000
(Try $3,000 down or will take trade on small house.)

WHY RENT?

IT'S A LOST CAUSE. If you have $800.00 to $1,200.00 down payment let me try and help you. I HAVE FOUR, REPEAT FOUR, EXCELLENT HOMES THAT CAN BE BOUGHT FOR $60.00 TO $75.00 A MONTH AND ALL ARE WORTH SEEING.

Don't forget—call B. Cartwright at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

SNAP—ONLY $8750
WITH ADDED ATTRACTIONS
You can pick this excellent 4-room stucco bungalow and garage for ONLY $1,300 DOWN including auto washer, gas range and TV antenna. Close to Gorge and Tillicum Roads. Please call TED CHARTRES, EV 5-6741, EV 5-5598. Northwestern Securities of Victoria Ltd.

BETTER

Than no down payment on your lot—on our lot X down payment.

Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.

KASAPI CONSTR. CO. LTD.
EV 5-8614

$500 DOWN
3-bedroom older home near downtown. Handy to schools, transportation and shops. Here is your opportunity to build an equity NOW toward the future financing of your dream home. THE RENT YOU PAY BUYS THIS TODAY. Call Mrs. E. Harvey at EV 5-6741, Northwestern Securities of Victoria Ltd.

$1000 DOWN
You won't get a better chance than this. A good family home you will take pride in owning seldom is offered at price and terms such as this. Bring your cheque book when you call HOMER SMITH AT EV 5-6741. Northwestern Securities of Victoria Ltd.

"DRIVE BY 2929 QUADRA"
3-bedroom family home. Living room, dining room, good sized kitchen with large utility room, 3-piece bath plus 2 extra toilets in the house. Good basement. Large garage. Full price only $8,700. Please do not disturb the owner, but call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-6115.

A LITTLE SCOTCH
$1,500 down maybe less will give you quick possession of this smaller 3-bedrm basement home. Extra deep lot with fruit trees, sep garage and is near to park. Asking $7,500. Exclusive with Harry Foster Ltd. Full information thru F. Campbell, res., EV 4-5872.

PERFECT FAMILY HOME
3 months old, sea view, LR, DR, large kit, 3 bedrms, full bsmt, oil heat, large carport. Close school, stores, playground, beach. $17,300, approx half down. GR 7-3626. No agents, please.

150 HOUSES FOR SALE

RANDALL'S LIMITED

FAIRFIELD
De Luxe Home
GOING, GOING, AND WILL SOON BE GONE
Yesterday's Ad
$17,500
Today $16,800

Owner wants quick sale of this seven-year-old de luxe Fairfield home. Large living room 24x16, master bedroom 16x16, basement area bedroom, extra plumbing, party room 24 ft. long, tiled sink, extra kitchen cupboards, 12x12 dining area, thru break hall, 4-pce bathroom, oil heat, garage. Well facing south. Must be sold now. Terms.

Mr. Randall, eves. EV 2-3447

NEW BUNGALOW
Basement Suite
Main floor has three bedrooms. Large living room, view window, dining room, cab elec kitchen, thru hall, all oak floors. Level walk-in from street, three-room suite. Pembroke bath, $70. Oil-O-Matic heating, drive-in garage. Illness reason for selling. You can have revenue from a legal suite. Reduced to $15,000

N.H.A.

DOWN—$2,300—DOWN
New bungalow, three bedrooms, thru-hall plan, "L"-shaped living room with dining area, nice fireplace, cab elec kitchen, Pembroke bath. Full basement, oil heat, drive-in garage. Jubilee area. N.H.A. terms.
Price $13,750

On two above call Mr. Davis. Eves. EV 4-8614.

CITY WALKING DISTANCE
This immaculate bungalow has entrance hall, large living room, separate dining room, 2 large bedrooms, family size kitchen with Youngstown sink, full basement, with furnished room, pkg oil heat, separate garage. Will stand builder's inspection.
Full price $8500
Terms to reliable party.
This is an exclusive listing.
Mr. Lowndes, eves, GR 8-2151

LOW DOWN PAYMENT ESQUIMALT WAY
Older type home, will be rewired, redecorated and ready for occupancy by March 20th. Has four bedrooms.
Full price $5950
Ken Lowndes, eves. GR 8-2151

DEAN HEIGHTS
$1500 DOWN
Six-room older-type home, large living room with fireplace, dining rm, cab kitchen, utility room, 3 bedrooms and bathroom. Full basement, HA furnace.
Full price $7500

MOUNT TOLMIE
$8950
Splendid stucco bungalow, built 2 years, 20-ft. living room, fireplace, 2 bedrooms, oak floors, Pembroke bathroom, large cab elec kitchen and utility room. Oil furnace and attached garage on 65 ft. lot.
On two above call Mr. Sudbury. Eves. GR 9-1906.

FOUR-BEDROOM HOME
Newly renovated, close in, Victoria West, plumbing and wiring all up to standard. Priced for quick sale with terms $7350

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

ISLAND HOMES LTD.

2510 Douglas Street EV 5-7511

DUPLEX

IN THE VERY BEST PART OF FAIRFIELD
Next to Beacon Hill Park
Completely self-contained duplex in one of the most-desired rental areas. Always tenanted. All new copper pipe, all new wiring. Full basement, garage off lane, etc. Needs some decoration in lower suite only. Priced to sell quickly (terms) $10,000
Call Mr. Clarke or Mr. McDonald, GR 7-6510, GR 7-3318, EV 5-7511

ESQUIMALT SEA VIEW
Exclusive
$8200 $8200
$2,500 down — this lovely home with view, in its quiet location, with its lot and a half. Backing onto Saxe Pt. Park. Gives you the pleasant living you have been looking for. LR, FP, large DR, 2 bedrooms, full basement, drive-in garage. You will be delighted when you see this hard-to-get property. Call Mr. MacFarlane at EV 5-7511, Res. EV 4-7677, for appointment.

$700-$800 DOWN
HAULTAIN WAY
Four rooms, compact, with basement, LR with FP. Family-size modern kitchen, 2 bedrooms, drive-in garage, furnace. This is a good place to start owning your own home, on paved street, easy taxes. Suit mom and dad or young couple. See this early by phoning Mr. MacFarlane. EV 5-7511; Res. EV 4-7677. Price $6500

HILLSIDE - QUADRA
Older-style bungalow, in excellent condition both inside and out, and situated on a good garden lot handy to all conveniences. Living room with open fireplace, dining room, kitchen, 2 bedrooms and bathroom. Concealed stairway up to 1 finished room and large unfinished attic. Full cement basement with automatic coal stoker, hot air heating. Drive-in garage. Price $8,500. Call Mr. Hope, EV 4-4115, anytime, B.C. Land, 922 Government Street.

ROCKLAND
This fabulous 11-room home is located on 1 acre of land. Tremendous opportunity. Lovely orchard, greenhouse, even a chicken pen. This home has many potentials. Could be converted into a guest home, duplex or revenue. Also many lots for sale. Must see to appreciate. Just $23,000! Call Doris Adams now at GR 8-3294. Northwestern Securities. EV 5-6741.

WATERFRONT—GORDON HEAD
For sale by owner, approximately 15 years old, 7 rooms on 2 acres, lawn, shrubs, berries, fruit trees, full high basement, Oil-O-Matic hot-water heat, rumpus room, extra plumbing. $27,500. Phone for appointment. GR 7-2463

$6,600—HIGH AND WITH A VIEW. 5-room house in Lake Hill district. Some fruit and nut trees. Outside is old-fashioned, but inside is charming and modern. Phone EV 2-8690 weekdays after 6 p.m., Sunday all day.

PEMBERTON HOLMES, Ltd

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

EXCLUSIVE LSTG APARTMENT BLOCK
This is without a doubt the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills.
Price $71,000
$23,000 cash, balance on mortgage. Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

ECONOMY!
This older home situated close to schools and college, transportation and shopping, features large LR, DR, cabinet kitchen, wired and two bedrooms down, plus 2-bedroom space up. CW furnace, new electric water heater. Newly decorated throughout.
ASKING $9480
With $1,000 down, bal TBA.
E. L. LANE, EV 4-8124; res. EV 2-5592.

MILLION DOLLAR VIEW OAK BAY DUPLEX
Six-room suites with two bathrooms plus 3-room, self-contained suite; view of San Juan Straits. Must sell, $5,000 will handle.
Jack Brown, EV 4-8124; res., EV 4-4976 eves., or Jack Middleton, GR 9-4327 res.

LAKE HILL
1275 REYNOLDS RD.
This 4½-room, stucco bungalow consists of large living room with fireplace, family-size kitchen wired for range, separate serving pantry with sink and lots of cupboards, central hall, 2 double bedrooms and 4-piece Pembroke bathroom, full cement basement with drive-in garage and automatic oil package unit, elec hot water, nice sunporch. Located near bus, stores and schools. Low taxes. Very easy down payment and balance like rent.
Full price $9950
Call Jack Middleton, GR 9-4327 res., or Jack Brown, EV 4-4976 res.; office EV 4-8124.

Duplex or Family Home
NEWPORT — $17,900
4 Bedrooms—2 Baths
Beautifully located semi-bungalow with a delightful garden adjoining the golf club. Living room, dining room, kitchen, 2 bedrooms and bath down; 2 bedrooms and bath up. This is either a duplex or a delightful family home. ACT QUICKLY. Phone Mrs. Shirley, EV 4-8124. Res. EV 4-8485.

HIGH, WIDE and HANDSOME
High location, attractive 5-room plus bungalow, under five years old. Built under NHA. All hardwood floors, 12x20 living room with fireplace. Handsome kitchen, wired and nook. Four-piece bathroom with built-in vanity. Three bedrooms. Full cement basement, pkg oil heat, garage. Large grounds, fruit trees and berries. $5,000 down handles. FULL PRICE $13,650
W. WOODLEY, EV 4-8124, res. EV 4-3916.

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton, GR 9-4327.

C.N. Montague CO. LTD.

1028 Blanshard at Fort EV 4-9318

SxS DUPLEX BRAND NEW
WALKING DISTANCE. View of park, glimpse of sea. Lge LR and DR, 2 bedrms, smart kit and bath. Full bsmt. Oil-O-Matic each side. NHA mortgage $15,861 at 6%, $5.139 to handle.
Asking $21,000
Ruth E. Hutcheson EV 4-9318 GR 8-3536

RANCHER, 1250 Sq. Ft. Plus Bsmt Suite
SECLUDED, alpine setting. ONE ACRE OR MORE. Thru hall, LR, 21x16, FP; DR; hdwd floors; large kit, 3 bedrms, 4-pc bath. BSMT SUITE 3 bedrms possible with some work required. 3-pc bath. 3 years old. Near Trans-Canada and Millstream.
Asking $14,700
P.S.—Owner will consider 50'x10' HOUSE TRAILER as down payment.
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

PRICED TO SELL
Under one year old, 3 bedrooms, through hall, large living room, full bsmt, drive-in garage. All conveniences. Fort Street location, close to Jubilee Hospital. $3,500 cash, balance $80 monthly. Interest only 6%. For further details phone O. W. Chretien, EV 4-9318, EV 5-2598.

LOVELY LONG LOW RANCHER
5 rms, attached garage, 9 years old. Near Gov't House.
Asking $11,950
Call P. Gleave, EV 4-9318, EV 3-4651

OGDEN POINT
This cute 4-room bungalow which can be smartened up with a little paint can be bought for ONLY $1,000 DOWN. Half block to the beach and handy to town. You will fall in love with this at ONLY $6,500. FULL PRICE. Call Boyd Hill at EV 5-3676. Northwestern Securities of Victoria Ltd. or EV 5-6741.

NET $3000 YEARLY
Commercial Property
2 Stores, 5 Suites
Price $17,900
Alex Page EV 5-6741 or EV 3-1594 Northwestern Securities of Victoria Ltd., 631 Yates St.

HIGH ESQUIMALT
NEAT, 4-ROOMED, STUCCO BUNGALOW WITH ATTACHED GARAGE. $1,500 DOWN.
Alex Page, EV 5-6741 or EV 3-1594 Northwestern Securities of Victoria Ltd., 631 Yates St.

3195 FIFTH ST.
2-year-old, stucco bungalow in nice district. Large living-dining room with fireplace, electric cabinet kitchen, two bedrooms, full dry basement, drive-in garage, auto-oil heat, extra room in basement. Phone EV 5-4373. No agents.

$2,500 CASH UNUSUAL ROOMY 6-room NHA. Good improved district. Low price $13,850. Ready to occupy now. It's a jewel. W. Bailey EV 2-8117 and eves EV 3-3085. Newstead Realty Ltd., 766 Fort St.

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

NHA 5 ROOMS
FULL BASEMENT
OIL-O-MATIC
ABSOLUTELY THE FINEST VALUE OFFERED TODAY IN THIS IMMACULATE 3-YEAR-OLD HOME! Situated in the Glanford area on a well landscaped lot. Thru hall plan features L-shape living-dining rooms. Smart cabinet kitchen with dining area. 2 good bedrooms. Full high basement with drive-in garage. Wired for washer and dryer. First time on the market it is a pleasure to have such a spotless home to show. Large 5½% mortgage may be assumed. Full price $11,950
Exclusive with Herb Hodgson, EV 2-2101. Res. GR 9-2114.

A DOLL'S HOUSE!!
4 ROOMS
OIL HEAT
$7950—Just as pretty a house as you can find. In immaculate condition, and with a choice landscaped lot. Living room has brick fireplace, oak floors, modern kitchen wired for range, 2 bedrooms, 4-pce Pembroke bathroom. Attached garage. On good regular service bus line. Terms can be arranged if desired.
Pleas contact Stan Hinde, EV 2-2101 or EV 2-3790.

2 SUITES
$750 DOWN
City revenue property near Victoria High School. One 4-room suite down with bathroom, one 3-room suite up. Lovely cabinet kitchens. Interior in beautiful shape and decoration. Vacant possession $750 down.
Full price $7350
Exclusive with C. Vining, Res. GR 9-3786.

811 VERNON
(EXCLUSIVE LISTING)
TRY AND BEAT THIS! . . . 2 years old . . . on sewer . . . large living room with Roman tile fireplace. Cabinet kitchen with dining space. Oak floors, two bedrooms and room in full cement basement. Full price $9950
($2,000 down)
THIS WILL SELL . . . call Art Yells EV 2-2101, res. EV 3-5039

TRANS-CANADA HIGHWAY
258 ft. frontage. 1958 taxes only $102. A MODERN 5-room bungalow (plus room in full cement basement). OIL-O-MATIC HEAT. Priced below value at $10,900
Call Art Yells at EV 2-2101, Res. EV 3-5039.

OAK BAY
Near Golf Course
See this cosy, modern bungalow situated in a really nice location. It's on a charming lot (oak trees) and taxes only $130. This 9-year-old home is ideal for your retirement. Heating is OIL-O-MATIC HOT WATER. Lovely living room with fireplace, a modern gem of a kitchen with bar-dinette, 2 good-sized bedrooms and a nice utility. No steps
Price $12,600
C. Vining EV 2-2101; res. GR 9-3786.

Waterfront
CORNER PAT BAY HIGHWAY AND LOCHSIDE ROAD
A very attractive, modern bungalow with a terrific view and fishing right at your door. 5 rooms, double plumbing. Rumpus room with FP. Oil hot-water heating. Fully insulated. Nicely-landscaped lot. Full particulars from
Len Wright, GR 7-1659 or Robert Mitchell, EV 3-4473.

CHOICE ST. CHARLES
REAL ESTATE APPRAISERS KNOW . . . Location holds investment value . . . what better area, then, could you choose than the ST. CHARLES area where some of Victoria's STATELIEST HOMES are located. We are AUTHORIZED AGENTS for the sale of a smart and lovely MODERN BUNGALOW set in this desirable location. It contains LARGE living room and dining room, THREE bedrooms (on one floor), large modern kitchen, Pembroke bathroom. Through hall. EIGHT-FOOT-HIGH cement basement. Drive-in garage. Oil heating, of course. IT IS HARD TO FIND a sparkling modern bungalow so close-in to town and in such a CHOICE AREA. Over $10,000 mortgage finance available if desired.
Price only $16,500
(Please call Mr. Foster for APPOINTMENT to inspect. Phone Res. EV 3-9325, Office EV 2-2101).

RICHMOND-MT. TOLMIE
NEW — 3 BEDROOMS
$13,750, $2275 DOWN
Now completed and ready for your furniture this 3-bedroom NHA-built home offers
—LIVING RM WITH FIREPLACE
—DINING RM
—KITCHEN WITH DINING AREA
—4-PC BATHROOM
—FULL BASEMENT
—OIL HEAT
—WIRED FOR RANGE
—DRIVE-IN GARAGE
For further information or appointment to view call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res EV 3-5685).
FELLOW AGENTS MAY SUBLIST

OAK BAY — $3000 DOWN
Brand-new bungalow in Lansdowne area, to be started immediately; large NHA loan and one lot available. Check our plan or submit your own. FP app $15,900. Three BRs, basement, oil heat, etc. Island Investment Co., EV 4-7146. M. Warawa, res. EV 2-3088.

WONDERFUL BUY!
$1,700 Down, $40 per mo. 6%. Really good little bungalow; beautiful kitchen, 1 bedrm, sitting rm, bathrm; excellent basement with finished room, bathrm, kitchen, garage. Immediate possession. Will be there Sunday, between 11 a.m. and 3.30 p.m. 480 Joffre, Esquimalt. Phone EV 3-1895.

SHOAL BAY, BEACH DRIVE
Instructed by owner to sell this large up-and-down duplex. Magnificent view, large lot, automatic oil. Will take clear title home as down payment. For further particulars call F. Woods, EV 3-2576, Douglas Hawkes Real Estate, Ph. EV 4-7128.

BY OWNER—SPACIOUS RANCH-type stucco bungalow, 6 rooms and attached garage on large semi-secluded lot. Basement, Oil-O-Matic heat. Paved driveway. Patio at rear. Good value at $14,900, terms. Phone GR 7-3174.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-8614.

Brown Bros. AGENCIES LIMITED

1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

THERE ARE MANY HOUSES
But few real HOMES. Let me show you this exceptionally well-designed house with every feature planned for comfort and happy living. Entry hall lends easy access to a 15x20' living room with an attractive fireplace and built-in bookcases. The separate 9x12 dining rm has custom-built china cabinets. The large kitchen, which would do any housewife proud, has loads and loads of quality cupboards, double stainless steel sink, lazy susans, eating nook and baking corner. The sep 7x8 utility and laundry room is only a few steps away. Each of the 3 bedrooms has tremendous built-in features. One has glass doors leading to a sun porch; a 4-pce bathroom with attractive vanity, colored fixtures. The RUMPUS ROOM has a fireplace and is panelled in cedar, large enough for square dancing or partying. For that extra overnight guest a Murphy bed which disappears into a wall. WALL-TO-WALL CARPET covers all the floors except the hallway which is ceramic tile. One doesn't find a home of this calibre and in this sought-after location very often. Please feel free to phone any time, so I may arrange a showing. EXCLUSIVE LISTING $19,750
Jim Ranson EV 5-8771, Res. EV 5-6614

JUST COMPLETED
LAKE HILL DISTRICT
$2500 WILL HANDLE
Attractive stucco bungalow containing 4 lovely rooms, plus good dining room space off kitchen. Full bsmt, OOM heating. Attached carport. In new subdivision among lovely new homes.
A real buy at only $9950
Mr. Hill, Res., EV 3-7585, or Mr. Pearce, EV 5-4621; Office, EV 5-8771.

572 JOHN STREET
6 ROOMS, 1 FLOOR
This house has just been rewired and is in fair condition throughout. Lot 60x120. Immediate possession. Owner leaving town, must sell and is open to OFFERS. Act quickly. Mr. Hill, EV 5-8771; Res., EV 3-7585.

SPRING SPECIAL
High and quiet, near Cedar Hill golf course. Lovely large living room with FP, full wall bookcase, good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pc bathroom, full cement bsmt with panelled rumpus room with fireplace. OOM hot water heat. Lovely lot. Sep garage. BARGAIN
PRICE with terms $12,650
Cec Pearce, EV 5-8771; Res., EV 5-4621

CLOSE IN—CITY
4½-room stucco bungalow consisting of living room with oak floors, 2 bedrooms, cab kitchen with nook. Full cement bsmt, hot air heat. Sep garage. Close to bus, schools and stores.
Full price $8700
Please ask for Mr. Lawson, Eves., EV 2-4867; Days, EV 5-8771.

UNIVERSITY AREA
$2500 DOWN
Balance like rent, will buy this lovely 4-yr-old stucco bung consisting of large LR with FP, DR, 2 spacious bedrooms and a third which is panelled and used as a den. Attractive and convenient kitchen, attached garage, full cement bsmt, 26x13 plastered rumpus room. Oil heat. Back is blacktopped and would park many cars. This home has terrific views and don't forget 5½% mtge.
Full price with $2,500 down $14,900
Please ask for Mr. Lawson, Eves., EV 2-4867; Days, EV 5-8771.

CUTE AND COSY
IDEAL FOR OLDER COUPLE
Anyone who is looking for a very neat and comfortable little home with part basement, hot air heating, 3 good-sized rooms and full bathroom, nicely landscaped lot, separate garage and workshop, small chicken-house, quiet street, paved with sidewalks. Handy to town. Full price with generous terms $5950
Please ask for Mr. Lawson, Eves., EV 2-4867; Days, EV 5-8771.

ISLAND INVESTMENT CO. LTD.

774 Fort Street EV 4-7146

CHARMING DUPLEX
The main floor has panelled LR with alcoved FP and panelled dining room with beautiful built-ins, kitchen and two BRs. Up—large 2-BR self-contained suite. Two electric stoves and fridge included.
Price with terms $15,300
Call Anne Donaldson EV 2-6870
Doreen Carriss GR 7-2432

STOP—LOOK
See this attractive well-kept stucco residence close to schools, bus, and shops. 3 min city centre. Delightful garden with apple, pears and grapes. 2 bedrms, living room, dining rm, oak floors, utility rm, full basement and garage. Excellent buy
at $10,990
M. Warawa, res. EV 2-3088

NAVY MEN
Walking Distance to Naden
4-year-old NHA stucco bungalow with 23x13-living room and 3 good-size bedrms plus extra one in basement. Oak floors throughout, large cabinet kitchen with dining area. Priced right
at $12,600

$1000 DOWN
CLOSE IN—REVENUE
4 registered rentals, income $180 per month, good location, 1 block from Beacon Hill Park. Good basement, hot-air furnace. This is a money maker and a real good buy at $8800
Phone J. Pearson, holidays and evenings EV 2-9757

ISLAND INVESTMENT CO. LTD.

774 FORT STREET EV 4-7146

CADBORO BAY
3 BEDROOMS
$2000 DOWN
A delightful 3-year-old Rancher-Bungalow in a quiet, pleasant, secluded neighborhood. Very close to school, bus and shopping. THREE bright bedrooms, L-shaped LR-DR with an attractive fireplace. Electric cabinet kitchen with dining area. Oak floors. Oil-O-Matic furnace, carport with storage room. N